

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Calabasas

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Reporting Period by Calendar Year: from: 2009 to 2010

HOUSING POLICY
DEVELOPMENT, HCD

APR 26 2011



CITY of CALABASAS

April 18, 2011

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Ms. Melinda Benson:

City staff has completed the Annual Housing Element Progress Report and presented it to the Calabasas City Council during a public hearing held on April 13, 2011. Following the hearing, the Council moved to receive and file the report.

Also, to supplement our report (specifically Table B), we would like to inform you that several previously entitled housing projects have had their entitlements (including tentative tract maps) extended due to the protracted economic recession. These projects include: (1) "The Entrada at Malibu Canyon," an 86-unit multi-family housing project located at 4240 Las Virgenes Road; and (2) "Horizons," a 60-unit multi-family senior housing project located at 26705 Malibu Hills Road. When the proposed new housing units of these two projects are added to the unit totals in Table B, the total remaining RHNA for the City is 221 units.

Per your request, we hereby submit our annual report for the 2010 reporting year regarding Housing Element implementation.

Sincerely,

Thomas Bartlett, A.I.C.P.
City Planner

CC: Members of the Calabasas City Council
Tony Coroalles, City Manager

(CCR Title 25 §6202)

City of Calabasas

2009 - 2010

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
4803 El Canon Ave., Calabasas, CA 91302	Multi-family	R	54	20	1		75			74	1 (manager's unit)
(9) Total of Moderate and Above Moderate from Table A3			0				0				
(10) Total by income Table A/A3			54	20	1	0	75				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Dead Restricted Non-deed restricted	137				54					54	83
Low	Dead Restricted Non-deed restricted	86				20					20	66
Moderate	Dead Restricted Non-deed restricted	93	3			1					4	89
Above Moderate		205	64	8	1	3	0				76	129
Total RHNA by COG												
Enter allocation number:		521										
Total Units		67	8	1	3	75					154	367
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Single-family Rehabilitation Program	Assist 10 households annually. Evaluate extending to moderate income households.	Evaluate moderate income by 2009	A total of ten (10) households have qualified for assistance through the Residential Rehabilitation Program. The projects will be completed in 2011. Ten homeowners will receive direct grants for a total of \$75,000.
Rental Assistance	Provide ongoing assistance to 50 households, contingent on funding.	2008-2014	In December 2010, the City Council made permanent the Rental Assistance Program, increased the monthly subsidy by \$50 (for a total of \$183/month/recipient), and expanded the Program from 45 to 50 people.
Rental Registration Program	Continue to maintain the rental database.	Update database annually	Annual rent information provided by apartment owners is entered into the City's rental database in July of every year, and reported to the City Council.
Mobile Home Park Preservation	Adopt permanent mobile home park zoning. Provide tenants information on MPRP funding as appropriate.	Adopt zoning in 2009	The permanent mobile home park zoning district was adopted in January 2010 as part of the City's Development Code update.
Modification of RM Zoning Standards	Revise RM zoning standards to permit 20 du/acre, and eliminate requirement for CUP.	Complete rezoning by June 2009	The RM zoning standards were modified in January 2010 as part of the City's Development Code update.
Preservation of Assisted Housing	Preserve 260 at-risk units. Contact property owners. Explore outside funding; offer incentives; provide technical assistance to tenants.	Contact Owners in 2008. Proceed with other actions one year prior to expiration (2012 & 2015).	The City contacted the program manager at LA County CDC. The program manager told the City that he would be contacting the owners and researching the feasibility of extending the program.
Residential Rezoning Program	In conjunction with the General Plan update, redesignate sites for at least 140 units at 20 du/acre, and 130 units at 12-20 du/acre	Complete rezoning by June 2009	Residential sites were rezoned as part of the City's Development Code update in January 2010.

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Annexation of unincorporated areas	Pursue phased annexation for adjacent unincorporated areas.	Annexation study of Craftsman Corner by 2010	Annexations for the adjacent "Mont Calabasas" and "Mountain View Estates" area are currently in progress.
Second Units	Amend the second unit ordinance to provide greater consistency with State statutes, and educate public on availability.	Amend ordinance and disseminate educational information within the Affordable Housing Brochure by 2009.	The second unit ordinance was amended in January 2010 as part of the City's Development Code update.
Affordable Housing Development Assistance	Provide financial, regulatory and site identification assistance in support of affordable housing production consistent with the General Plan.	Achieve development of 75 affordable units in 2009.	On January 16, 2008, City Council committed to providing Thomas Safraan Associates with \$1,000,000.00 of funding from the City's Affordable Housing Trust Fund contingent upon the applicant securing his other sources of funding within two years. In February 2010, the City loaned the funds to the developer, and the developer commenced construction on the 75 unit senior affordable housing project.
Green Building	Implement Green Initiative: promote the City's Green Building Program, and evaluate expansion to residential use.	Conduct educational outreach beginning in 2008. By 2009 evaluate expanding green building to residential construction.	On September 23, 2009, City Council adopted the California Green Building Standards Code, which will be applied to all projects within the City, including residential.
Zoning Ordinance Revision	Amend the Zoning Ordinance to: 1) define supportive & transitional housing as a residential use; 2) allow emergency shelters in the CL zone.	Amend the zoning ordinance in 2009	The zoning ordinance was amended in January 2010, as part of the City's Development Code update, and: (1) supportive & transitional housing as a residential use was defined; and (2) emergency shelters in the CL zone were listed as a permitted use.
Accessible Housing	Adopt Reasonable Accommodation procedures and regular accessibility updates to codes; offer grants for accessibility improvements.	Adopt accessibility procedures by 2009.	Reasonable accommodation procedures were adopted in January 2010, as part of the City's Development Code update.

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Condominium Conversion Ordinance	Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.	Complete review/revision of ordinance by 2009.	The City continues to implement the current ordinance. No work has been initiated yet on strengthening the ordinance.
Inclusionary Housing Ordinance	Provide developers with information on available options and incentives to fulfill inclusionary requirements. Identify specific projects and programs for expenditure of in-lieu fee revenues.	Identify programs in Housing Element (2008) for Housing Trust Fund. Develop and disseminate Affordable Housing Brochure (2009).	The Inclusionary Housing ordinance is available to the public on the City's website via the link to our updated Municipal Code. The City Council identified the approved 75-unit senior affordable housing project as an appropriate project for expenditure of fee revenues. The funds were loaned to the developer in February 2010.
Commercial/Industrial Impact Fee Program	Provide affordable housing opportunities to Calabasas' workforce. Identify specific projects and programs for expenditure of impact fee revenues.	Identify programs in Housing Element (2008) for Housing Trust Fund.	Fees generated from this program are deposited into the Affordable Housing Trust Fund along with the fees generated from the Inclusionary Housing Ordinance. The City Council identified the approved 75-unit senior affordable housing project as an appropriate project for expenditure of fee revenues. The funds were loaned to the developer in February 2010.